



Site (approximate only)	41.374ha
Standard Residential Lots (>300m ²)	14.723ha
Medium Density Lots (<300m ²)	0.765ha
Medium Density Sites (1 site)	0.642ha
Non-Arterial Roads (excl. gas easement)	7.363ha
Arterial Roads	0.029ha
Commercial	0.455ha
Existing Powerline Easement, Gas Easement (incl. local road portion)	13.483ha
Tree Reserve	0.016ha
Drainage Reserve	2.344ha
Active Open Space	0.134ha
Unencumbered Passive Open Space	1.420ha
Net Developable Area (excluding Commercial)	23.493ha
Lot Yield (Conventional Lots only)	327 lots @ 15.2 lots per ha 450m ² average lot size
Lot Yield (Medium Density Lots only)	26 lots @ 23.3 lots per ha 294m ² average lot size
Estimated Lot Yield (1 Medium Density Site)	23 lots @ 25.0 lots per ha 279m ² average lot size
Estimated Lot Yield (Overall Site)	376 lots @ 16.0 lots per ha 429m ² average lot size

- **Notes**
- This plan is indicative only and is intended for discussion purposes only
- This plan is subject to change during the Council - GAA precinct structure plan preparation process
- All dimensions and areas are subject to survey and final computations
- Title boundaries are indicative only
- This plan has yet to take into consideration native flora, native fauna or Aboriginal cultural heritage, which may require further investigation
- Wetland / Drainage areas are approximate only and subject to detailed engineering design and may be subject to change during the precinct structure plan preparation process
- Access/egress to the site is subject to Council / Vicroads approval
- Road pavement is indicative only and subject to engineering design
- All public open space areas are conceptual only and subject to change during the precinct structure plan preparation process
- This plan assumes that rezoning of the land to Urban Growth Zone will occur in the future
- It is anticipated that a contribution will be required in lieu of providing active open space
- The commercial strip of land is as shown on the Draft PSP53